



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT
BUILDING REGULATIONS
CODE ENFORCEMENT DIVISION
COMMUNITY IMPROVEMENT PROGRAM
ZONING BOARD OF ADJUSTMENT

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MANCHESTER PLANNING BOARD PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, June 3, 2021 – 6:00 PM

Due to the emergency orders issued by the Governor and on the guidance of public health officials, there will be no physical location in which to attend the meeting. You will be able to view and hear the meeting on Manchester Public TV, either on Channel 22 or on MPTV's website. You will be able to offer public comment on the application by calling 603-792-6737 or by emailing planningboard@manchesternh.gov. You may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate. The phone line and email will be monitored by staff up to, and during, the public hearing.

I The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.

II. CONTINUED PUBLIC HEARING:

1. Proposed amendments to the Manchester Subdivision and Plan Review Regulations. For the full text of the amendments, call the Planning and Community Development Department at 624-6450 or go to <https://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/Announcements#Item9870>.
2. **SP2021-007**
Property located at 310 Second Street (Tax Map TPK3, Lot 60), an application for site plan review to allow a landscape yard with retail sales, 800 SF building with outside storage, and reconfigured site access and parking in the B-2 Zoning District. *Joe Wichert, LLS for Ken Marier of OMS LLC and James McDowell.*
[Request by applicant to withdraw]

(New Item)

With respect to the following application, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the Staff that the Planning Board determine the application complete and conduct a public hearing. A motion would be in order.

3. **CU2021-009**
Property located at 488 S. Main Street (Tax Map 334, Lot 1ED), a conditional use application to allow alcoholic beverages in association with a restaurant establishment of up to 5,000 SF in the B-1 Zoning District. *Francoeurs Café LLC.*

III. BUSINESS MEETING:

1. CU2020-003

Property located at 273 Dubuque Street (Tax Map 186, Lot 32), a conditional use permit application for a reduction in required on-site parking for the use of a congregate housing facility in the R-3 Zoning District. *Andrew J. Tine for Into Action Sober Living.*

SP2021-013

Property located at 273 Dubuque Street (Tax Map 186, Lot 32), a site plan application to change the use of a three-family dwelling to a congregate housing facility in the R-3 Zoning District. *Andrew J. Tine for Into Action Sober Living.* **[Staff Recommendation]**

2. CU2021-009

Property located at 488 S. Main Street (Tax Map 334, Lot 1ED), a conditional use application to allow alcoholic beverages in association with a restaurant establishment of up to 5,000 SF in the B-1 Zoning District. *Francoeurs Café LLC.*

IV. ADMINISTRATIVE MATTERS:

- 1.** Discussion of proposed amendments to the Subdivision and Site Plan Review Regulations and possible adoption.
- 2.** Any other business items from the Planning Staff or Board Members.